KENNESAW CITY HALL PLAZA

KENNESAW, GEORGIA

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KENNESAW CITY HALL GREEN						
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ALL EROSION AND SEDIMENTATION CONTROLS AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO

PRIOR TO LAND-DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR. CALL 704-336-4258 TO CONTACT THE INSPECTOR.

90% CONSTRUCTION DOCUMENTS



PROJECT DIRECTORY

City of Kennesaw 2529 J O Stephenson Ave Kennesaw, GA 30144

Croy Engineering 200 Cobb Pkwy N #413 Marietta, GA 30062 Contact: Mr. Wayne O. McGary, wmcgary@croyengineering.com

REVISION REFERENCE

GSWCC CERT ######

COVER SHEET

CHECKED BY 1"=##' #######

16046

PREPARED FOR:

City of Kennesaw 2529 J O Stephenson Ave Kennesaw, GA 30144

PREPARED BY:



DATE: JULY 08, 2016 PROJECT No: 16046



Contact: Mr. Robert Fox, rfox@kennesaw-ga.gov P: 770.424.8274 1389 Peachtree Street NE, Suite 200 Atlanta, Georgia 30309 Contact: Mr. Adam Williamson,awilliamson@tsw-design.com P: 404.873.6730 F: 404.874.6471 **CIVIL ENGINEER**

- STAGING SEQUENCE: MAINTAIN TRAFFIC ON EXISTING MAIN STREET.
- 2. CONSTRUCT CURB, SIDEWALKS AND DRAINAGE STRUCTURES.
- COMPLETE MILLING AND OVERLAY OF MAIN STREET PAVEMENT.

PROJECT NOTES

- 1. ANY DISCREPANCIES DISCOVERED WITHIN PLAN SHALL REQUIRE CONTRACTOR TO STOP WORK IMMEDIATELY AND NOTIFY LANDSCAPE
- 2. THE GENERAL CONTRACTOR SHALL CONTACT THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANY TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE DUE TO A FAILURE TO CONTACT THE PROPER AUTHORITIES. ALL REFUSE, DEBRIS AND MISCELLANEOUS ITEMS TO BE REMOVED, THAT ARE NOT BEING STOCKPILED FOR LATER USE ON THE PROJECT OR DELIVERED TO THE OWNER, SHALL BE LEGALLY DISPOSED OF OFF- SITE BY THE GENERAL CONTRACTOR.
- 3. THE GENERAL CONTRACTOR SHALL NOT ENCROACH ON PRIVATE PROPERTY. WHEN INSTALLING NEW SIDEWALKS ADJACENT TO THE EXISTING RIGHT OF WAY, CONTRACTOR SHALL USE HAND TOOLS AND/OR SAW-CUT THE EXISTING SIDEWALK 6" FROM THE RIGHT-OF-WAY WHERE NECESSARY TO AVOID IMPACTS.
- 4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED AS DIRECTED BY THE JURISDICTIONAL AUTHORITY TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS. ANY MUD ON PUBLIC WAYS ORIGINATING FROM THE JOB SITE SHALL BE CLEANED IMMEDIATELY BY THE CONTRACTOR.
- 5. CONTRACTOR MUST MAINTAIN OPERATION OF TRAFFIC SIGNAL SYSTEMS & TRAFFIC MOVEMENT SYSTEMS DURING CONSTRUCTION. COORDINATE CONSTRUCTION STAGING WITH THE CITY.
- 6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING DIMENSIONS SHOWN PRIOR TO CONSTRUCTION, AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- 7. PROPOSED ELEVATIONS ALONG CURBLINE ARE ALONG BOTTOM OF CURB, UNLESS OTHERWISE NOTED.
- 8. ALL CONSTRUCTION MUST CONFORM TO LOCAL STANDARDS, SPECIFICATIONS, AND DETAILS WHETHER OR NOT REVIEW COMMENTS WERE MADE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE THESE DOCUMENTS, BE FAMILIAR WITH THEM, AND HAVE THEM ON THE JOB SITE AT ALL TIMES.
- 9. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS SHOWN ON THE PLANS FOR ALL STRUCTURES AS WELL AS ALL UTILITY LOCATIONS WITH CURRENT ARCHITECTURAL, STRUCTURAL, AND PLUMBING PLANS AND ENSURE THERE ARE NO CONFLICTS.
- 10. CONTRACTOR IS TO NOTIFY CITY INSPECTOR 24 HOURS PRIOR TO **BEGINNING OF CONSTRUCTION.**
- 11. SIGNAGE AND STRIPING TO BE PROVIDED BY THE CONTRACTOR ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION WITH ALL REVISIONS INCLUDED.
- 12. ALL CONSTRUCTION VEHICLES SHALL PARK IN AREAS DESIGNATED BY THE OWNER.
- 13. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL DEVICES AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED IN ACCORDANCE WITH THE CURRENT EDITION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND MAINTAINED WHEN WORKING IN CLOSE PROXIMITY TO PUBLIC ROADS.
- 14. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN ENTERING MANHOLES, PIPES, OR OTHER STRUCTURES SHOWN ON THE PLANS, AT A MINIMUM, THESE PIPES AND STRUCTURES SHALL BE PROPERLY VENTILATED AND ENTRY SHALL CONFORM TO OSHA REQUIREMENTS.

AMERICANS WITH DISABILITIES (ADA) NOTES:

- 1. ALL HANDICAP ACCESSIBLE ROUTES SHALL NOT EXCEED MAXIMUM SLOPE OF 5% AND A MAXIMUM CROSS-SLOPE OF 2%.
- 2. ALL ADA STALLS AND ACCESS AISLES ARE NOT TO EXCEED 2% IN ANY DIRECTION.
- 3. THE CONTRACTOR SHALL VERIFY ELEVATIONS SHOWN IN PLANS AND FIELD STAKE LAYOUT WITHIN ALL ADA AREAS PRIOR TO INSTALLATION OF APPLICABLE PAVING. SHOULD ANY AREAS WITHIN AN ACCESSIBLE AREA EXCEED MAXIMUM GRADE, THE CONTRACTOR SHALL CONTACT CIVIL ENGINEER FOR FURTHER DIRECTION.

TREE PROTECTION NOTES:

- 1. NO CONSTRUCTION, ALTERING OF GRADE, STORAGE OF EQUIPMENT OR MATERIALS, OR DISPOSAL OF MATERIALS MAY OCCUR WITHIN A TREE PROTECTION ZONE (TPZ).
- 2. NO PERSON UNDER ANY CIRCUMSTANCE IS TO ENTER A TREE PROTECTION ZONE.
- 3. DIRECTIONAL TUNNELING AND BORING MAY BE PERMITTED WITHIN A TPZ IF APPROVED BY AN APPROVED, CERTIFIED ARBORIST.
- 4. OPEN-FACE CUTS OUTSIDE A TPZ REQUIRED BY APPROVED PLANS THAT REQUIRE ROOT PRUNING REQUIRE THE SERVICES OF A QUALIFIED ARBORIST OR APPROVED TREE PROFESSIONAL. EXPLORATORY EXCAVATION, BY HAND OR LOW WATER PRESSURE HYDRO-VAC, MUST BE COMPLETED PRIOR TO COMMENCING OPEN FACE CUTS OUTSIDE A TPZ.
- 5. TREE PROTECTION BARRIERS MUST BE IN ACCORDANCE WITH LOCAL
- 6. WHERE FILL, OR TEMPORARY STORAGE, MUST BE ACCOMMODATED NEAR A TPZ, A PLYWOOD BARRIER MUST BE ERECTED TO ENSURE NO MATERIALS ENTER A TPZ.
- 7. ROOT PROTECTION SHALL BE INSTALLED WHERE REQUIRED IN ACCESS LOCATIONS. ROOT PROTECTION SHALL CONSIST OF A COMBINATION OF FILTER FABRIC, CLEAN CRUSHED STONE, AND STEEL PLATING OR OTHER MATERIAL AS APPROVED BY ARBORIST.

8. ONCE ALL TREE PROTECTION MEASURES HAVE BEEN INSTALLED, CONTRACTOR SHALL NOTIFY ARBORIST TO ARRANGE INSPECTION OF SITE AND APPROVAL OF SITE PROTECTION REQUIREMENTS.

- 1. CONTRACTOR TO BE RESPONSIBLE FOR LOCATION OF UNDERGROUND UTILITIES PRIOR TO DIGGING OR INSTALLATION OF ANY PLANT MATERIAL CALL LOCAL JURISDICTION UTILITY LOCATOR PRIOR TO COMMENCING
- 2. A 3" DEPTH OF EQUAL-MIX MINERAL TOPSOIL, AGED FINES, AND COMPOSTED COW MANURE SHALL BE ROTO-TILLED TO A DEPTH OF 6-8" IN LANDSCAPE PLANTING BEDS. SOIL MIXES APPROVED AS EQUALS MAY BE UTILIZED AT THE DISCRETION OF LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- 3. ALL PLANTING BEDS ARE TO BE MULCHED TO A MINIMUM DEPTH OF 3". FREE-STANDING TREES ARE TO BE MULCHED WITH A MIN. 5' DIAMETER UNLESS IMPEDED BY SITE HARDSCAPES.
- 4. IF STAKING OR EARTHEN TREE RINGS ARE TO BE UTILIZED, THE CONTRACTOR IS RESPONSIBLE TO REMOVE WITHIN 1-YEAR OF INSTALLATION.
- 5. ALL PLANT MATERIALS ARE TO CONFORM TO THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS FOR NURSERY STOCK.
- 6. SUBSTITUTIONS OF PLANT SPECIES IS DISCOURAGED, UNLESS APPROVAL FROM LANDSCAPE ARCHITECT IS ACQUIRED.
- 7. WHERE ON-SITE CONDITIONS DO NOT ALLOW THE PLAN TO BE INSTALLED AS DRAWN, THUS REQUIRING SIGNIFICANT ALTERATIONS TO THE PLANS, CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT UNLESS
- OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. 8. CONTRACTOR IS RESPONSIBLE FOR WATERING PLANT MATERIAL UNTIL FINAL ACCEPTANCE BY OWNER.
- 9. LANDSCAPE CONTRACTOR IS TO GUARANTEE ALL PLANT MATERIAL FOR 1-YEAR FROM FINAL ACCEPTANCE OF OWNER. DEAD PLANTS AND PLANTS NOT MEETING MINIMUM STANDARDS AS SET FORTH IN NOTE #5 SHALL BE REPLACED BY CONTRACTOR AT THE EARLIEST TIME SEASONABLE AND PRACTICAL TO PLANT.
- 10.BURLAP IS TO BE PULLED BACK TO EXPOSE TOP OF ROOTBALL AND THE TOPS OF WIRE BASKETS ARE TO BE CUT OR BENT BACK INTO PLANTING
- 11. TOPS OF ROOTBALLS FOR TREES ARE TO BE PLANTED ABOUT AN INCH ABOVE SURROUNDING GRADE.
- 12.PLANTING HOLES FOR TREES AND SHRUBS NOT IN PLANTING BEDS SHOULD BE APPROXIMATELY TWICE THE DIAMETER OF THE ROOTBALL.
- 13.BACKFILL MIX SHALL BE A 50-50 MIX OF SUITABLE EXISTING SOIL, AND PLANTING MIX SPECIFIED IN NOTE #2. EXISTING SOIL IS TO BE FREE FROM
- 14. IRRIGATION IS TO BE COMPLETED AT THE DIRECTION OF OWNER.

DELETERIOUS MATERIALS AND STONES GREATER THAN $\frac{1}{2}$ " DIAMETER.

LAYOUT PLAN NOTES:

- 1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE AT FACE OF WALL, FACE OF BUILDING, FACE OF CURB, EDGE OF PAVEMENT, OR CENTERLINE
- 2. ALL EDGES OF PAVEMENT ARE TO BE STRAIGHT AND RADII CONSISTENT. 3. ALL CONSTRUCTION LAYOUT STAKING IS TO BE PERFORMED BY A LAND
- SURVEYOR OR APPROVED PROFESSIONAL. TO ENSURE ACCURACY, DIGITAL DRAWINGS MAY BE PROVIDED BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER.
- 4. DO NOT SCALE FROM DRAWINGS.
- 5. IF DIMENSIONS VARY BY 1/2" OR MORE, CONTACT THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR REVIEW AND CONFIRMATION PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 6. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- 7. ALL +/- DIMENSIONS SHOULD NOT VARY MORE THAN 1". IF VARIATIONS ARE GREATER THAN 1" CONTACT THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 8. THE CONTRACTOR IS RESPONSIBLE FOR ACCURATE HORIZONTAL AND VERTICAL STAKING. A REGISTERED SURVEYOR IS REQUIRED TO PERFORM ALL DEMOLITION AND CONSTRUCTION STAKING INCLUDING STREET LIGHT PLACEMENT PRIOR TO INSPECTION BY THE OWNER'S REPRESENTATIVE FOR APPROVAL..
- 9. PROVIDE EXPANSION JOINTS AT ALL VERTICAL SURFACES INCLUDING BUT NOT LIMITED TO BUILDING WALL, SITE WALL, STEPS RISERS AND
- 10.PROVIDE EXPANSION JOINTS AT THE BACK OF ALL CURBS ADJACENT TO CONCRETE SIDEWALKS.
- 11. THE CONTRACTOR SHALL HAVE ALL SUB-SURFACE UTILITY AND SLEEVING WORK INSPECTED AND APPROVED PRIOR TO BEGINNING OF HARDSCAPE STAKING AND CONSTRUCTION.
- 12. SEE SITE CONSTRUCTION DETAILS FOR DIMENSIONS OF SITE ELEMENTS. 13. ALL EXPANSION AND CONTROL JOINTS SHALL ALIGN WHEREVER PROPOSED WORK MEETS EXISTING.
- 14. THE CONTRACTOR MUST COORDINATE THE PLACEMENT OF ELECTRICAL AND DRAINAGE SLEEVING OR THE ACTUAL ROUTING OF THESE SERVICES FOR THE SITE WITH THE APPROPRIATE CONTRACTOR PRIOR TO POURING ANY PAVEMENT.
- 15. THE CONTRACTOR SHALL SUBMIT A PHASING TO THE LANDSCAPE ARCHITECT AND OWNER INDICATING HOW THE CURRENT BUSINESSES WILL STAY OPEN DURING CONSTRUCTION.
- 16. AT ALL LOCATIONS WHERE EXISTING CURB OR PAVEMENT ABUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW-CUT TO A CLEAN, SMOOTH EDGE. THE COST FOR THIS WORK SHALL BE INCLUDED IN THE PRICE BID FOR GRADING COMPLETE.

GRADING PLAN NOTES:

- 1. ABBREVIATIONS:
- TC: TOP OF CURB TW: TOP OF WALL
- BC: BOTTOM OF CURB BW: BOTTOM OF WALLS **BR: BOTTOM OF RAMP**
- TR: TOP OF RAMP INV: DRAIN INVERT
- 2. SEE THE EXISTING SITE SURVEY INCLUDED IN THIS CONSTRUCTION SET FOR ALL EXISTING SITE INFORMATION.
- 3. THE CONTRACTOR SHALL ESTABLISH AND PROTECT A TEMPORARY BENCHMARK (T.B.M.) TO BE USED DURING CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT THE (T.B.M) LOCATION AND ELEVATION TO THE PROJECT MANAGER PRIOR TO CONSTRUCTION.
- 4. ALL FORM WORK ELEVATIONS SHALL BE SET AND CHECKED RELATIVE TO THE (T.B.M) PRIOR TO CONSTRUCTING HARDSCAPE ELEMENTS INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, STEPS, AND WALLS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EMPLOY A REGISTERED SURVEYOR TO EXECUTE HORIZONTAL LAYOUT AND VERTICAL CONTROL TO ASSURE PROPER DRAINAGE AND PLACEMENT FOR THE HARDSCAPE ELEMENTS.
- 5. ALL FORM WORK SHALL BE REVIEWED BY LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE PRIOR TO INSTALLING RAMPS, PLANTERS, OR
- 6. GRADES (ELEVATIONS) SHOULD NOT VARY MORE THAN 1/2" AND MUST STILL ALLOW FOR SAME POSITIVE DRAINAGE RELATIONSHIP TOWARD THE CURB AS ORIGINALLY ESTABLISHED BY THE HARDSCAPE GRADING
- 7. ALL PLANTERS SHALL BE EXCAVATED TO A DEPTH OF 1'-6" BELOW TOP OF SIDEWALK WALL AND THE SOIL REMOVED FROM THE PROJECT SITE. ALL FILL MATERIAL IN THE LANDSCAPE AREAS SHALL BE FREE FROM ROCKS LARGER THAN 1" AND SOLID ORGANIC MATERIAL AS NOTED ON PLANTING PLANS AND IN THE SPECIFICATIONS. ALL PLANTERS SHALL BE MOUNDED 6" TO THE CENTER.
- 8. THE CONTRACTOR SHALL CLEAN ALL CURBS, PAVEMENTS AND MASONRY SURFACES PRIOR TO THE FINAL INSPECTION.
- 9. THE CONTRACTOR SHALL COMPLETE ALL SITE CLEANUP PRIOR TO FINAL INSPECTION.
- 10. GRADES BETWEEN SPOT ELEVATIONS ARE INTENDED TO BE CONSTANT
- 11.NO FINISHED SLOPES SHALL BE LESS THAN 1 PERCENT AND SHALL HAVE A POSITIVE FLOW INTO THE GUTTER AS SHOWN ON THE GRADING PLAN.
- 12. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AT ALL STORM INLETS UNTIL THE FINAL ASPHALT REPAIR WORK IS INSTALLED. COORDINATE AND REVIEW PROCEDURES WITH THE CITY OF DULUTH PUBLIC WORKS DEPARTMENT INSPECTOR ON THIS PROJECT.
- 13. THE CONTRACTOR IS ADVISED THAT HE IS REQUIRED TO RAISE OR LOWER EXISTING ASPHALT ELEVATIONS IN SOME AREAS TO ACCOMMODATE THE NEW SURFACE DRAINAGE. AS SUCH, HIS BID WILL BE CONSIDERED AS INCLUSIVE OF THIS WORK. THE CONTRACTOR IS ADVISED TO REVIEW THE GRADING PLAN AND VISIT THE SITE TO DETERMINE THE EXTENT OF THIS WORK ELEMENT AS PART OF THE PREPARATION BID.
- 14. THE CONTRACTOR SHALL CONFIRM INVERT ELEVATIONS OF ALL INLETS PRIOR TO BEGINNING DEMOLITION WORK. ANY DISCREPANCY, BETWEEN EXISTING CONDITIONS, AND THE SURVEY, SHALL BE REPORTED TO THE OWNER AND/OR OWNERS REPRESENTATIVE.
- 15. THE CONTRACTOR SHALL REVIEW PROPOSED DRAINAGE LINE PLACEMENT, SLOPE AND LENGTH WITH THE CITY OF DULUTH ENGINEER FOR ALL SITUATIONS.
- 16. SIDEWALKS- GENERAL DESIGN CROSS SLOPE IS 2% MAXIMUM, AS MEASURED PERPENDICULAR (TRANSVERSE) TO THE PRIMARY DIRECTION OF PEDESTRIAN TRAVEL. THE DESIGN SLOPE VARIES IN THE PRIMARY (LONGITUDINAL) DIRECTION OF PEDESTRIAN TRAVEL FROM A MINIMUM OF 1% TO A MAXIMUM OF 4.9%.
- 17. RAMPS- MAXIMUM SLOPE IS 8.33%.
- 18.FLOW LINE AGAINST CURB- MINIMUM SLOPE IS 0.5%
- 19. PIPES- MINIMUM SLOPE IS 0.75%
- 20.CURBS- CURB HEIGHT MAY VARY FROM 4" 6"
- 21.CONTRACTOR TO REBUILD AS NECESSARY, EXISTING DRAIN INLETS SHALL BE RECONSTRUCTED TO STANDARD GDOT NUMBER 1011-A MANHOLES.
- 22.THE GENERAL CONTRACTOR SHALL MAINTAIN OR ADJUST TO NEW FINISH GRADE AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS LIGHT POLES, SIGN POLES, MAN HOLES, CATCH BASINS, HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC. UNLESS OTHERWISE NOTED ON THE PLANS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. IN THE EVENT A UTILITY OWNER IS TO RELOCATE ITS OWN FACILITIES, THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THESE COMPANIES AND SHALL NOTIFY THEM OF WORK AFFECTING THEIR FACILITIES IN ADVANCE.
- 23.THE CONTRACTOR SHALL REMOVE ALL SILT AND DEBRIS FROM EXISTING DRAINAGE STRUCTURES, PIPES AND CULVERTS THAT ARE RETAINED BEFORE ANY WORK BEGINS AND AT THE COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE INCLUDED IN THE PRICE FOR GRADING COMPLETE.
- 24. WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE
- OF EXISTING WITH NEW CONSTRUCTION. 25.FINISH GRADES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL NEW SIDEWALK AREAS ARE GRADED TO DRAIN, EITHER TO EXISTING OR NEW STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL ACCESSIBILITY CODES.



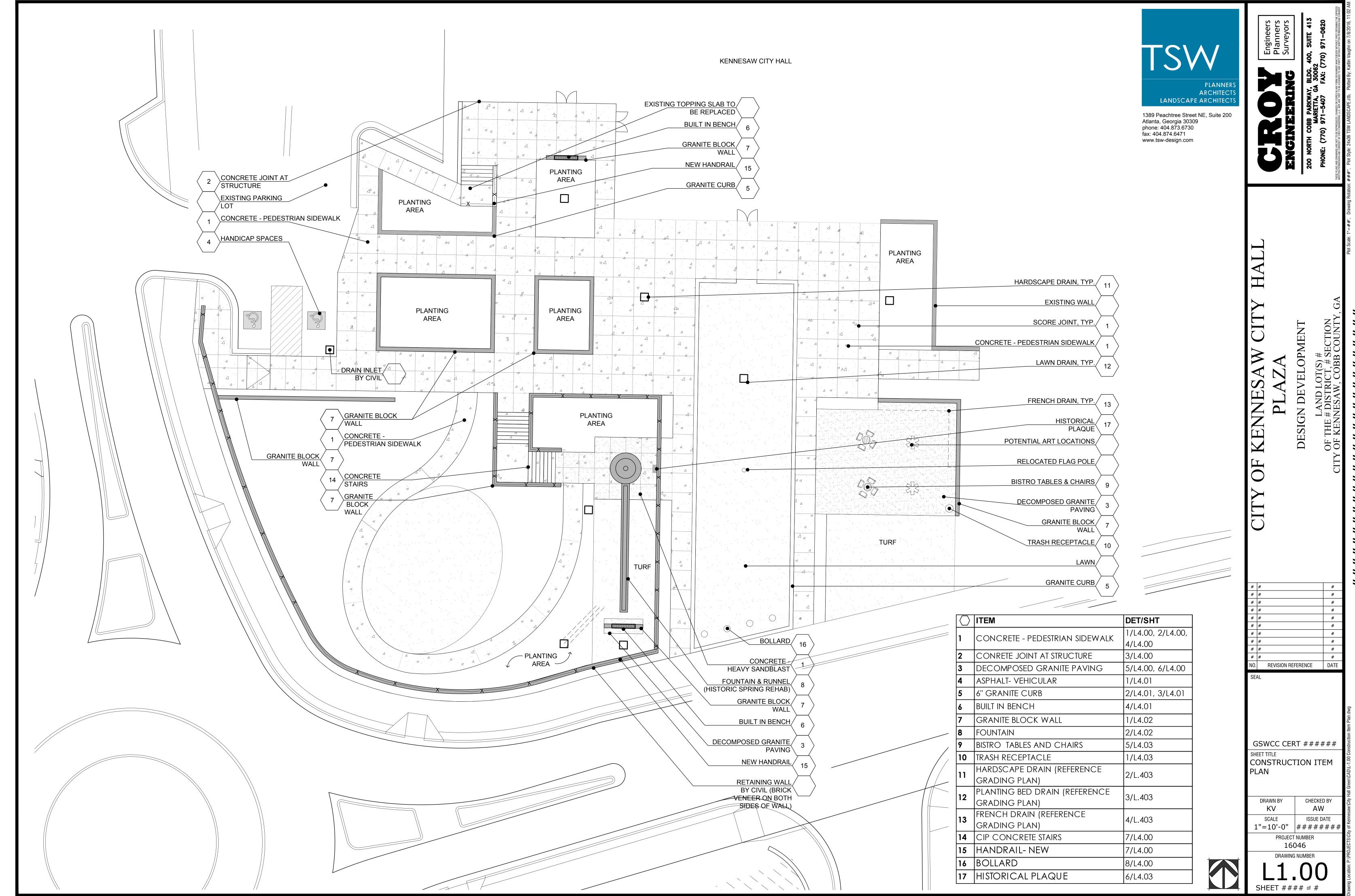
1389 Peachtree Street NE, Suite 200 Atlanta, Georgia 30309 phone: 404.873.6730 fax: 404.874.6471 www.tsw-design.com

REVISION REFERENCE

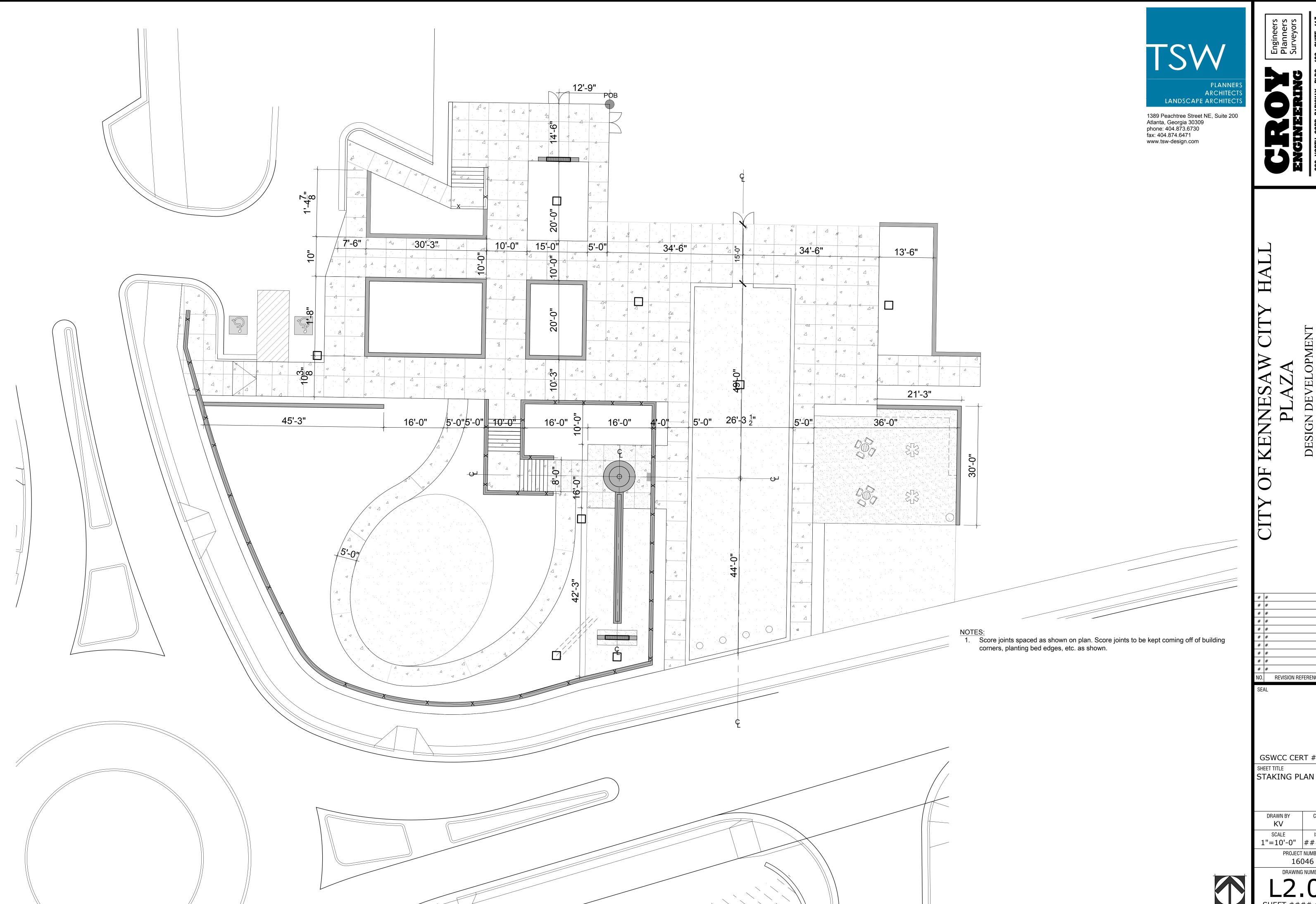
GSWCC CERT ###### SHEET TITLE

GENERAL NOTES

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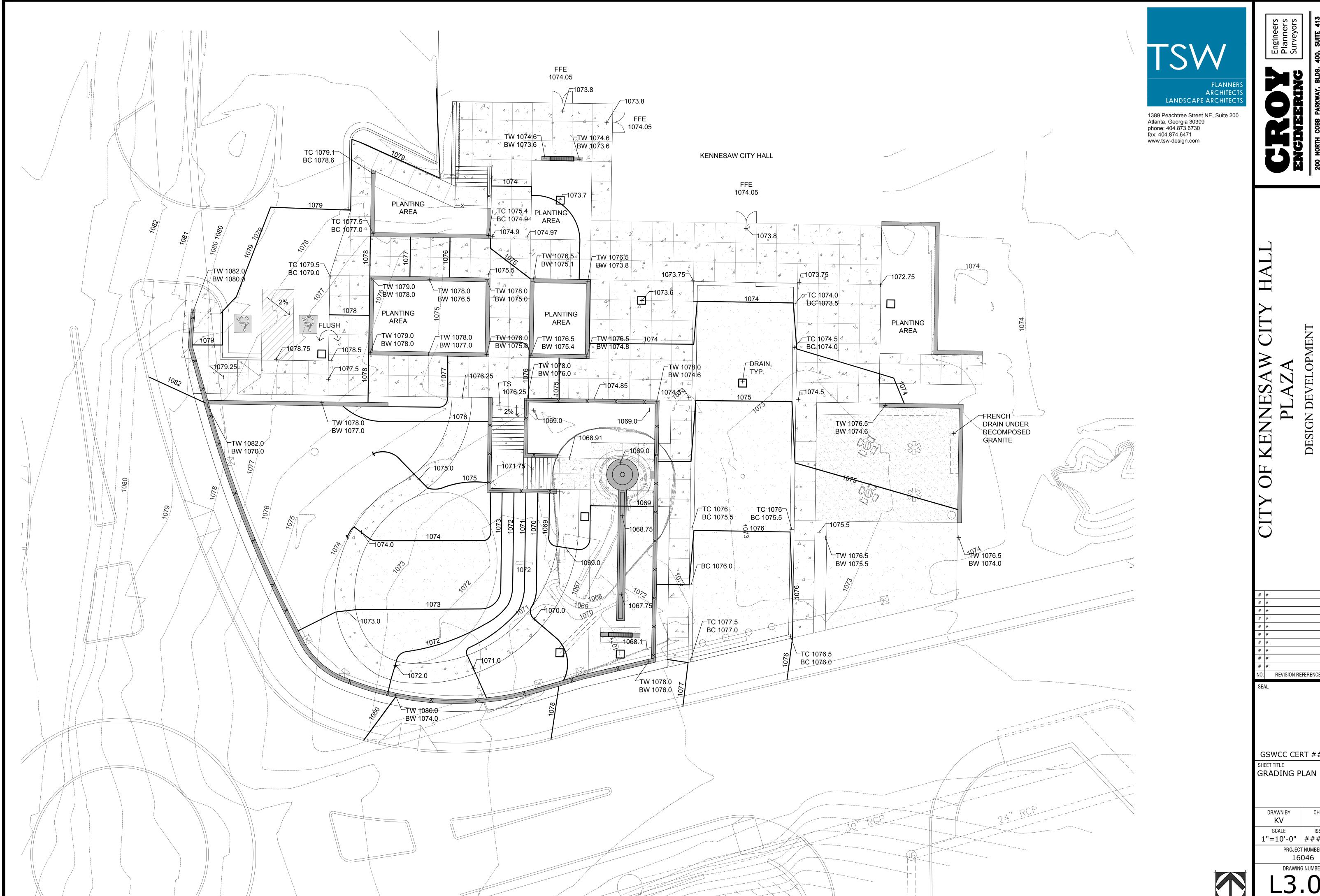
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ISSUE DATE PROJECT NUMBER 16046



DEVELOPMENT

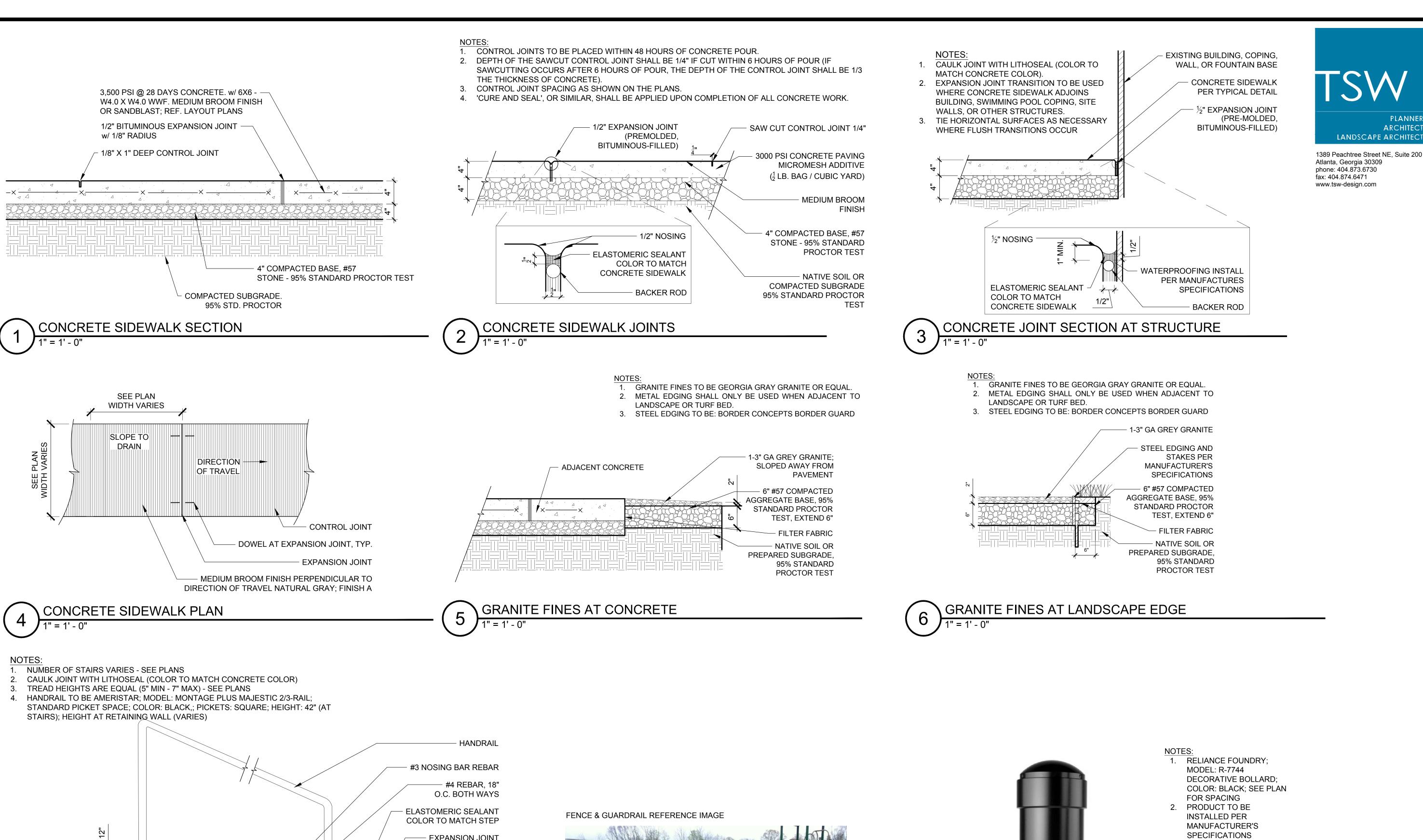
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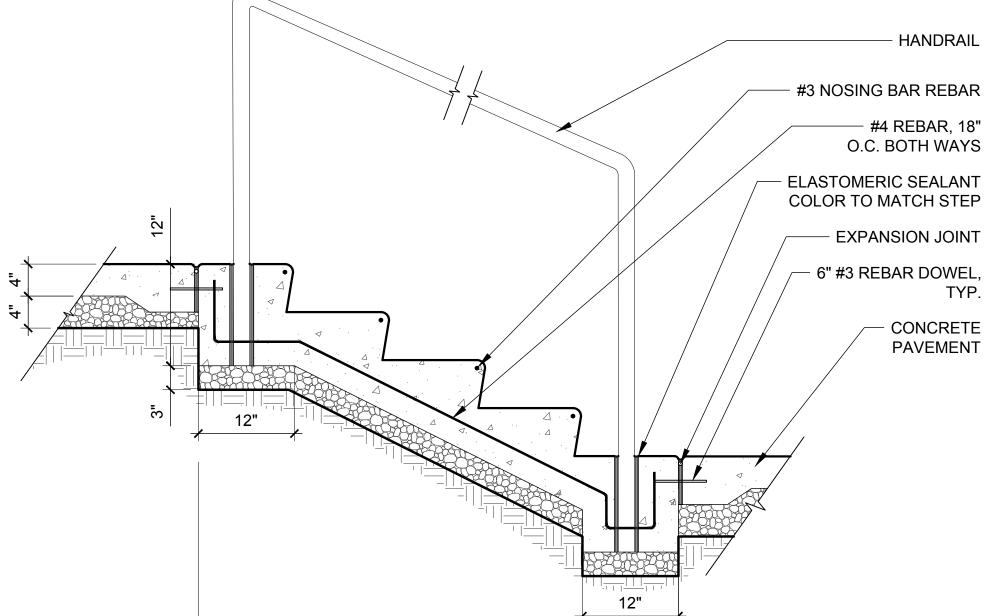
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ISSUE DATE 1"=10'-0" | ####### PROJECT NUMBER 16046





VARIES SEE PLAN

CIP CONCRETE STAIRS WITH NEW GUARDRAIL





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VARIES

DEVELOPMENT

DESIGN

PLANNE

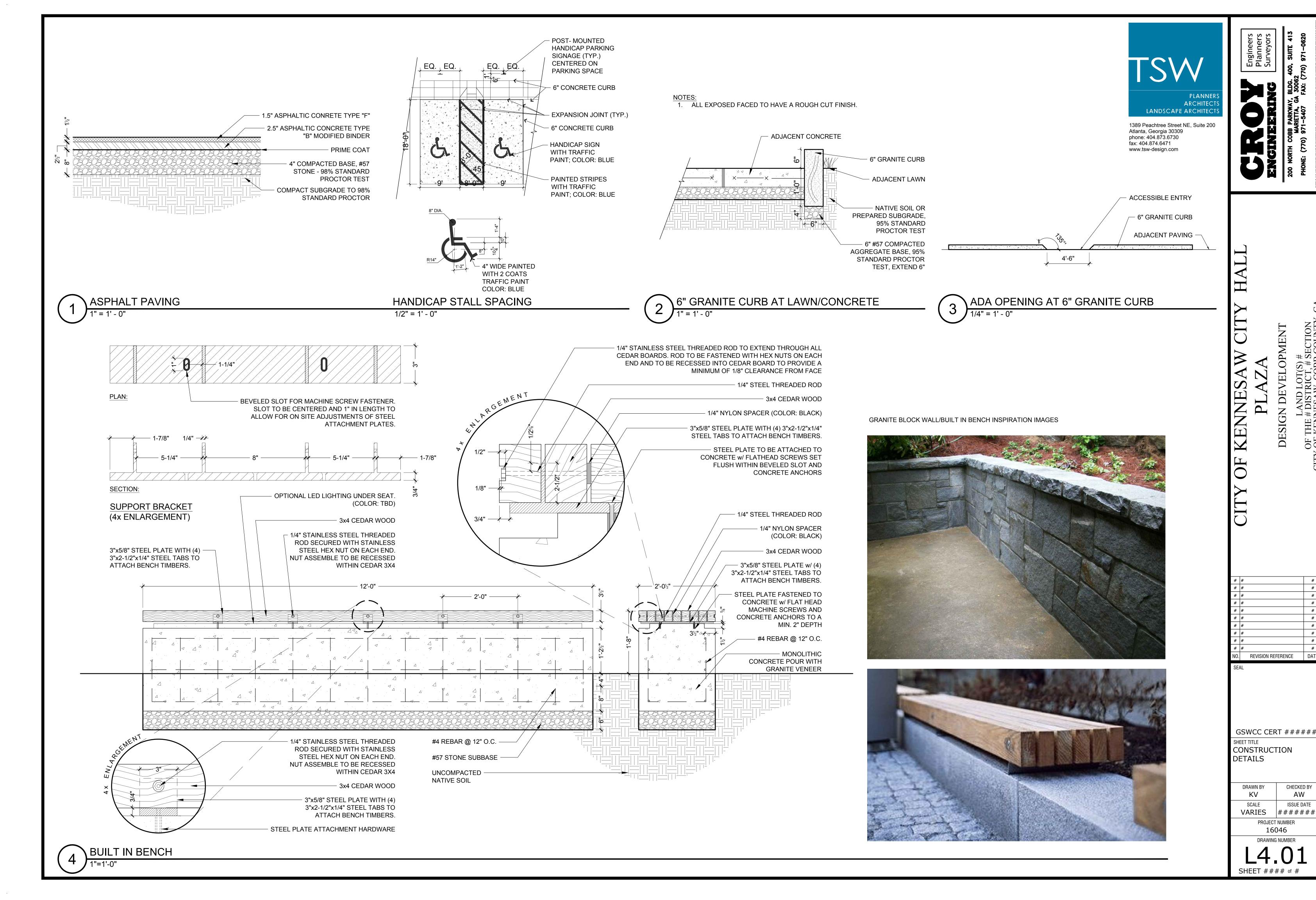
ARCHITECT

BOLLARD AT LAWN

DRAWING NUMBER

PROJECT NUMBER 16046

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ΑW

- 1. FILL ALL VOIDS IN COLUMN WITH MORTAR.
- 2. MORTAR JOINTS SHALL BE ½" MINIMUM TO 3/4" MAXIMUM BETWEEN GRANITE RUBBLE.
- SITE WALLS NOT TO EXCEED 10' HEIGHT. 4. FOOTING DIMENSIONS FOR 2' WALL SHOWN ABOVE. SEE SCHEDULE TO THE LEFT FOR FOOTING DIMENSIONS FOR WALLS OVER 2' TALL.



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DEVELOPMENT DESIGN

REVISION REFERENCE

FOUNTAIN REFERENCE IMAGE

NE

GSWCC CERT ######

SHEET TITLE CONSTRUCTION DETAILS

DRAWN BY	CHECKED BY				
KV	AW				
SCALE	ISSUE DATE				
VARIES	#######				
PROJECT NUMBER					

16046

DRAWING NUMBER

WIDTH OF FOOTING HEIGHT OF FOOTING DEPTH OF FOOTING FROM FINISHED GRADE

GRANITE BLOCK WALL INSPIRATION IMAGE

4" THICK GRANITE CAP **TOP FINISH - THERMAL**

- FINISHED GRADE,

EXISTING SOIL OR

AT 5' INTERVAL O.C.

- 3500 PSI MORTAR

EXPANSION JOINT,

- BACKFILL OR

EDGE FINISH - SPLIT FACE

HOLD DOWN 6" BELOW TOP OF WALL

85% STANDARD PROCTOR TEST

CONTINUOUS AROUND TRENCH

TRENCH, #57 WASHED GRAVEL (TYP.)

SPACE EVENLY ALONG FACE OF WALL

- GEOTECH FILTER FABRIC,

- 1" PVC WEEPHOLE SPACED

WITH LATTICRETE ADDITIVE

#4 DEFORMED REBAR, (18" O.C.)

95% STANDARD PROCTOR TEST

- #4 DEFORMED REBAR, (18" O.C.)

4" COMPACTED BASE, #57 STONE 95% STANDARD PROCTOR TEST

- (3) #4 DEFORMED HORIZONTAL REBAR,

4000 PSI CONCRETE FOOTING

(1/2 LB. BAG / CUBIC YARD)

MICROMESH ADDITIVE

CONTINUOUS

1/2" PREMOLDED BITUMINOUS FILLED

CONTINOUSE ALONG ALL PAVED SURFACES

- NATIVE SOIL OR COMPACTED SUBGRADE



GRANITE BLOCK WALL

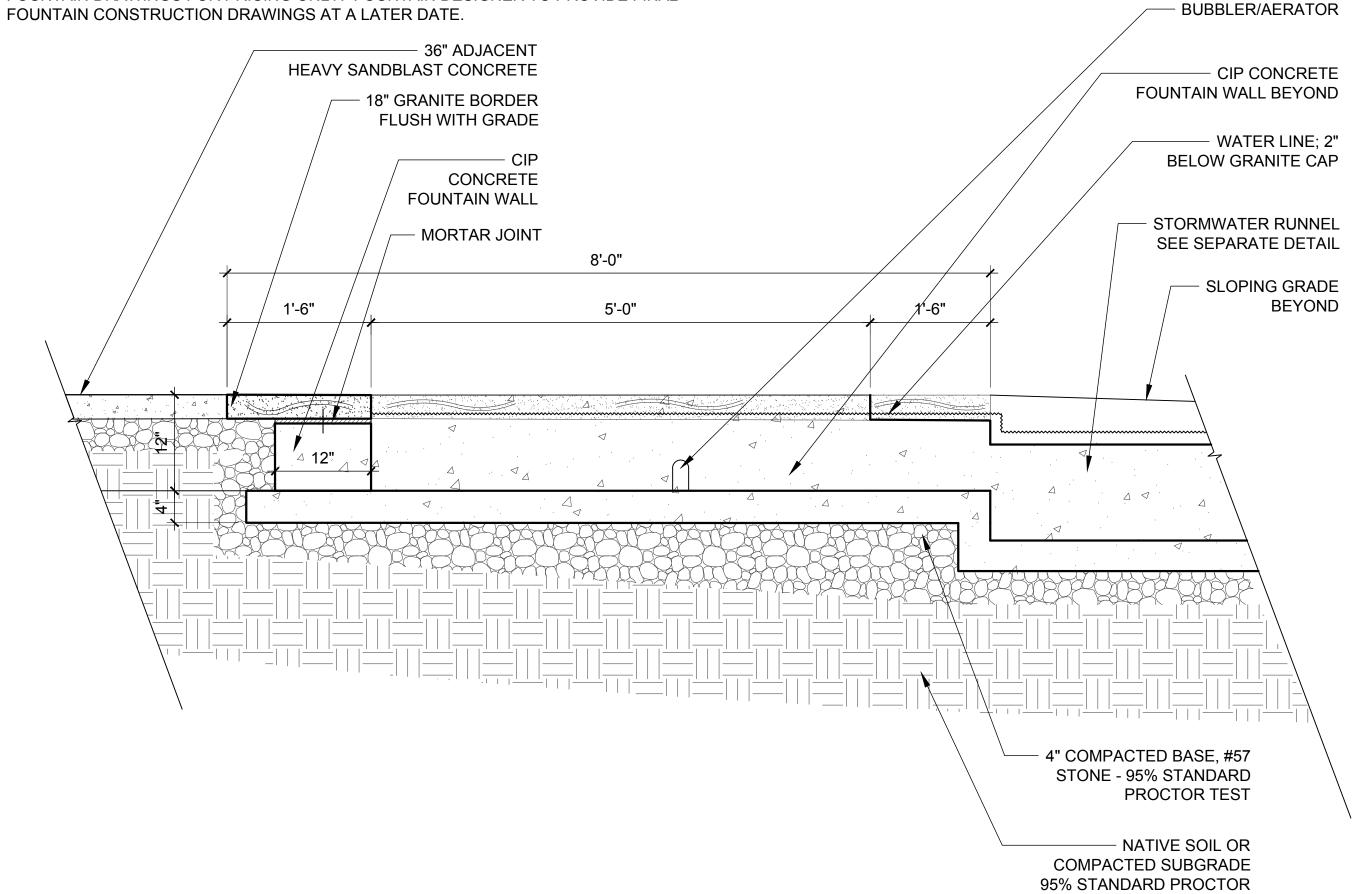
GRANITE BLOCK-

GEORGIA GREY

(2) DOWEL (18" O.C.) -

FINISHED SURFACE

CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT APPROVAL. FOUNTAIN DRAWINGS FOR PRICING ONLY. FOUNTAIN DESIGNER TO PROVIDE FINAL



GRANITE VENEER: 3" GREY GRANITE

STANDARD PROCTOR TEST

GRANITE BORDER: 12"X12" GRANITE WITH 1" CHAMFER

MORTARED RIVER ROCK: GREY RIVER SLICKS; 2"-4" CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT APPROVAL.

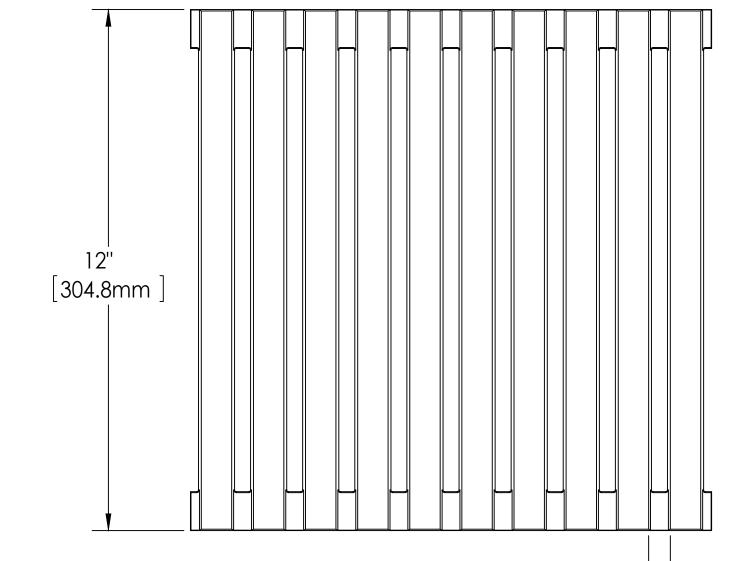
FOUNTAIN DRAWINGS FOR PRICING ONLY. FOUNTAIN DESIGNER TO PROVIDE FINAL FOUNTAIN CONSTRUCTION DRAWINGS AT A LATER DATE.

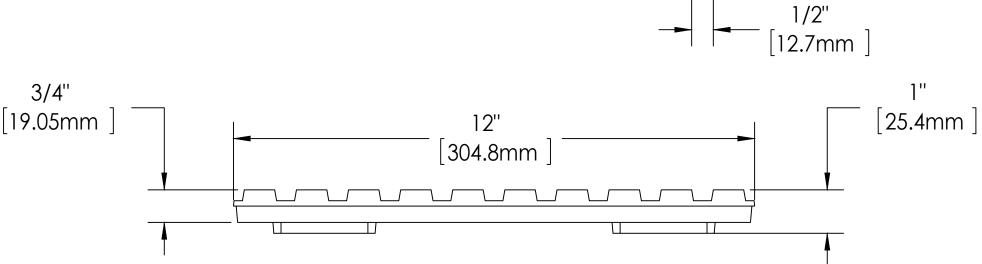
3'-5" ADJACENT LAWN — 6" CIP CONCRETE -RUNNEL 3" GRANITE VENEER MORTARED RIVER ROCK 4" COMPACTED BASE, #57 STONE 95% STANDARD PROCTOR TEST NATIVE SOIL OR COMPACTED SUBGRADE 95%

FOUNTAIN AND RUNNEL

1. IRONSMITH; WWW.IRONSMITH.CC.

- 2. TRENCH DRAIN FRAME ITEM NO. 9000FDR-12. METRO TRENCH DRAIN GRATE ITEM NO. 9057DR-12, GALVANIZED OR SIMILAR.
- 4. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.





DRAIN GRATE WIDTH + 5/8" -----

FRAME

WITH STANDARD CONCRETE

ANCHORS X = DRAIN GRATE

FRAMES FOR **GRATES UNDER 16"**

HAVE ONE ANCHOR

JIG WELDED FROM 1.25 X1.25 X.25 STEEL ANGLE

PER SIDE.

MAY BE GALVANIZED AND/ OR PAINTED TO MATCH GRATE

OTHER INSTALLATION METHODS AVAILBLE

9000FDR-X DRAIN GRATE

PLANNE ARCHITECT LANDSCAPE ARCHITEC

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CONSTRUCTION

DETAILS CHECKED BY AW ISSUE DATE **VARIES**

####### PROJECT NUMBER 16046 DRAWING NUMBER

HARDSCAPE DRAINS

1. PRODUCTS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS 2. REFERENCE CIVIL DRAWINGS FOR DRAIN ELEVATIONS AND LOCATIONS.

1. VICTOR STANLEY, RECEPTACLE SD-242, COLOR: BLACK (OR

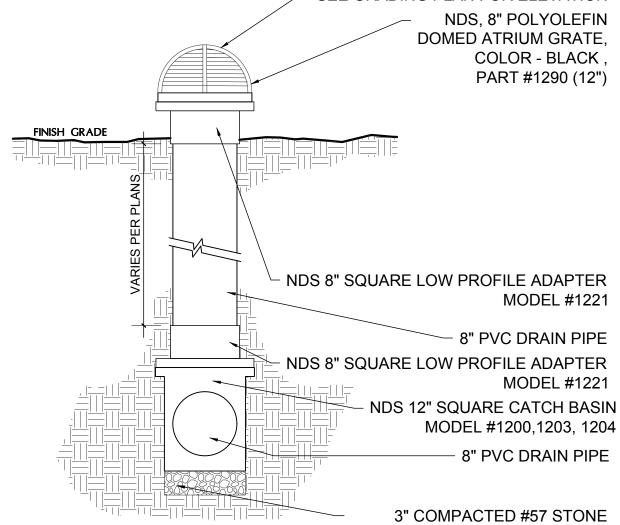
2. BOTH SIDES TO HAVE "DOME LID" (AS IN BOTTOM LEFT

3. PRODUCT TO BE INSTALLED PER MANUFACTURER'S

SPECIFICATIONS

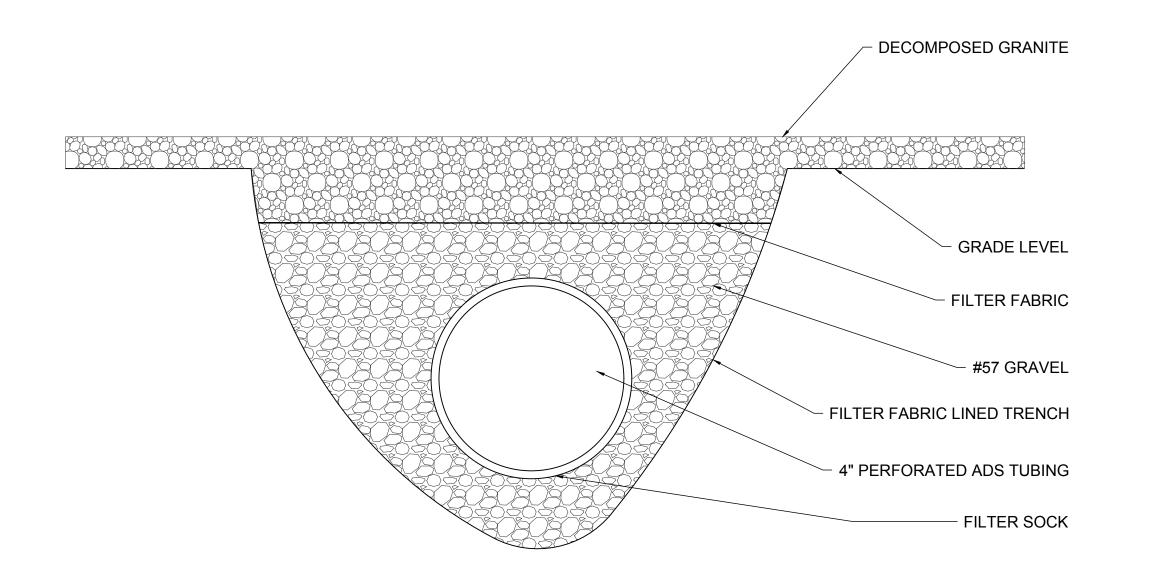
SEE GRADING PLAN FOR ELEVATION

TRASH RECEPTACLE



BEEHIVE DRAIN INLET AT PLANTING BEDS

95% STANDARD PROCTOR TEST



FRENCH DRAIN AT DECOMPOSED GRANITE COURTYARD

1. LANDSCAPE FORMS, 30" ROUND PARC CENTRE TABLE WITH PARC CENTRE CHAIR, SILVER (OR EQUAL)

2. PRODUCT TO BE INSTALLED PER MANUFACTURER'S **SPECIFICATIONS**



BISTRO TABLES AND CHAIRS



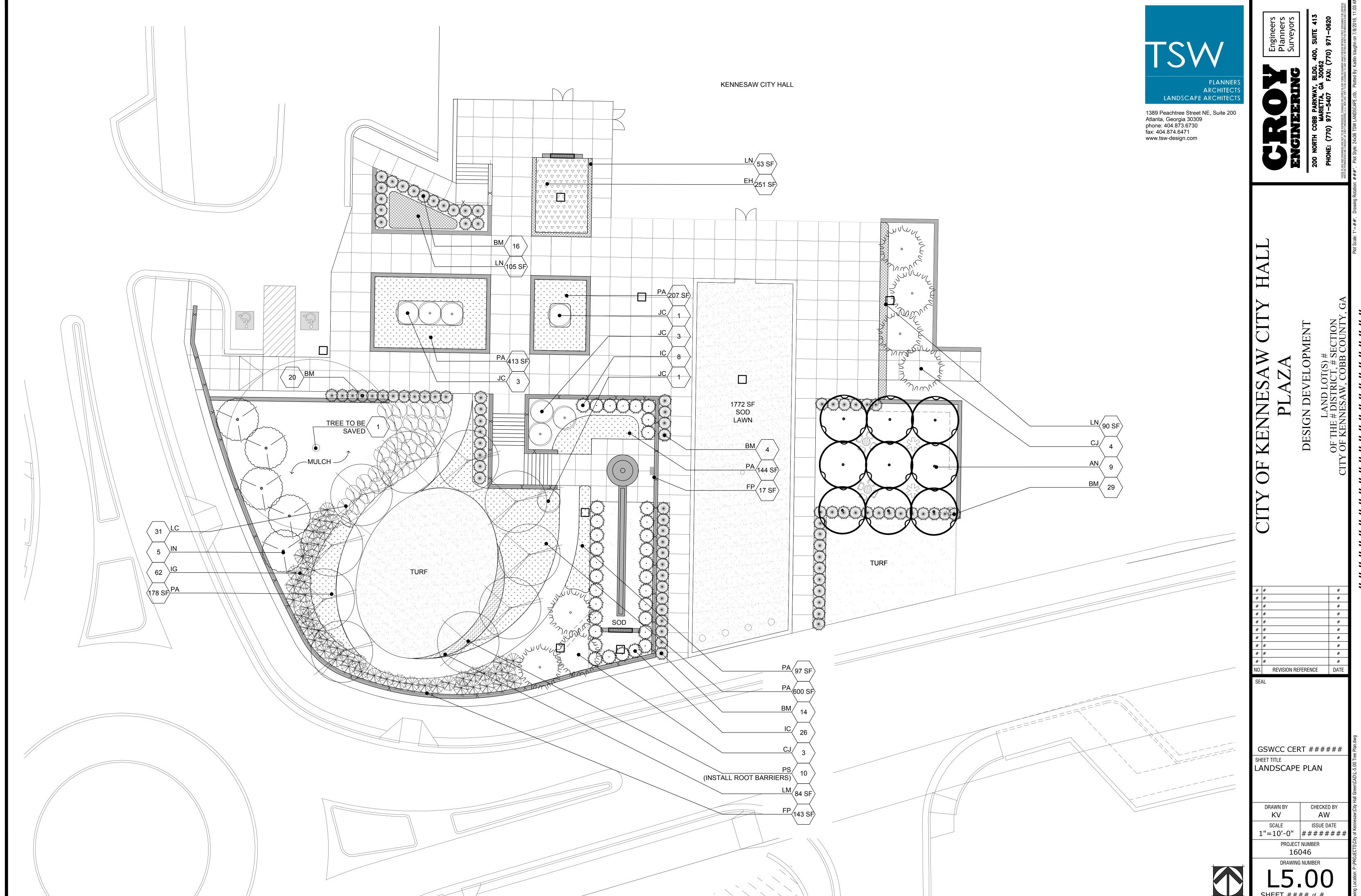
NOTES:

1. PLAQUEMAKER; MODEL:GRANITE MEMORIAL PLAQUES - BLACK STONE 24"X24"X.75"; GRANITE; **MOUNTING: 4 STEEL STANDOFFS**

(OR EQUAL) 2. TEXT TBD BY CLIENT.

PRODUCT TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

HISTORICAL PLAQUE



SQUARE FOOTAGE.

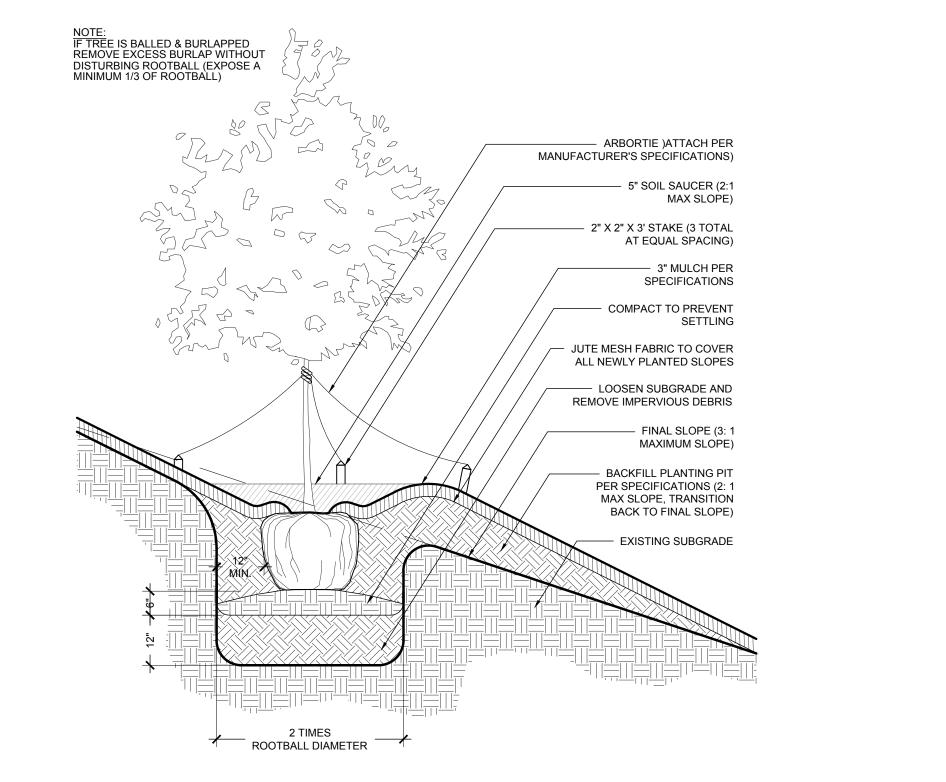
SET SHRUB PLUMB — SET SHRUB PLUMB ROOT AND SOIL MASS, CONTAINER -REMOVED (LIGHTLY SCARIFY). 10% - ROOT AND SOIL MASS, OF ROOTBALL EXPOSED ABOVE CONTAINER REMOVED (LIGHTLY SCARIFY). 10% OF ROOTBALL EXPOSED ABOVE GRADE - 3" LAYER MULCH - BACKFILL PLANTING PIT PER SPECIFICATIONS FINISHED GRADE UNDISTURBED SUBGRADE COMPACT TO PREVENT SETTLING (2X) DIAMETER – OF ROOTBALL

SHRUB INSTALLATION

NOTE:
1. HOLD DOWN FINISHED GRADE 2" FROM EDGE OF ALL HARDSCAPE SURFACES
2. ROLL AND WATER SOD SAME DAY AS PLACEMENT

TREE INSTALLATION ON SLOPE

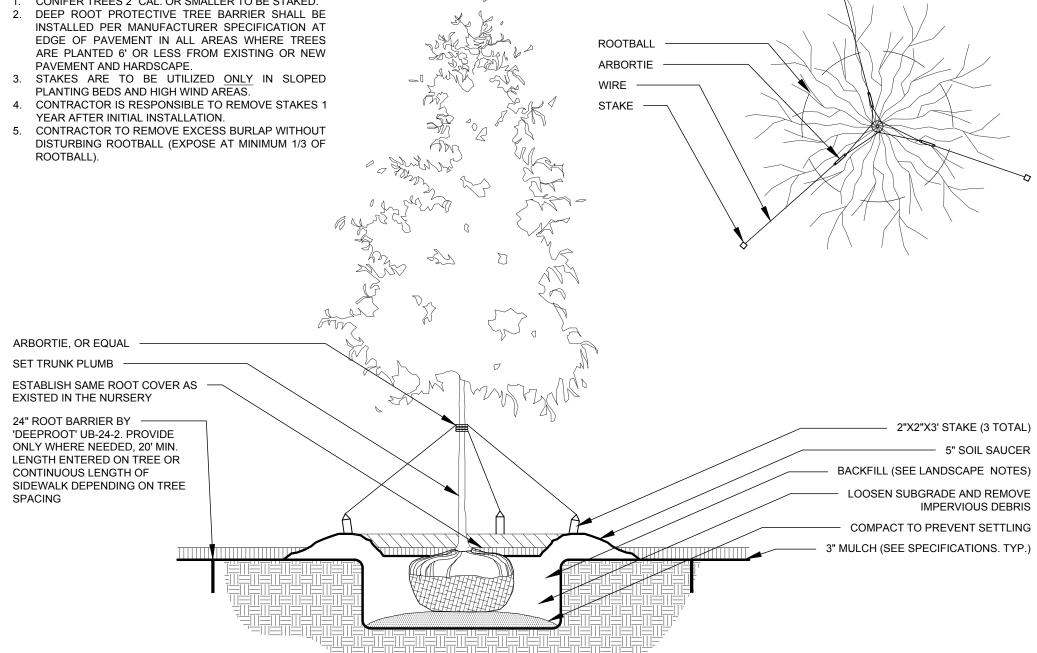
2" LAYER OF TOP DRESSING SOIL APPLIED TO THE FINAL GRADE MANNER DE MANNER DE LA CONTRACTION DEL CONTRACTION DEL CONTRACTION DE LA CONTRACTION PRIOR TO PLACING SOD SCARIFY FINAL GRADE PRIOR TO PLACING TOP DRESSING — SUBGRADE



NOTE:
1. CONIFER TREES 2" CAL. OR SMALLER TO BE STAKED.
2. DEEP ROOT PROTECTIVE TREE BARRIER SHALL BE 3. STAKES ARE TO BE UTILIZED ONLY IN SLOPED

PLANTING BEDS AND HIGH WIND AREAS. 4. CONTRACTOR IS RESPONSIBLE TO REMOVE STAKES 1

5. CONTRACTOR TO REMOVE EXCESS BURLAP WITHOUT ROOTBALL).



TREE INSTALLATION

(2X) ROOTBALL

DIAMETER

TREES

IVEES	ALES								
QTY	ABR	COMMON NAME	BOTANICAL NAME	SIZE	FORM	REMARKS			
7	CJ	Cryptomeria	Cryptomeria japonica 'Radicans'	30 gal	Pyramidal	see plan			
10	PS	Yoshino Cherry	Prunus serrulata	3" cal	vase-shaped	see plan			
9	UP	Chinese Elm	Ulmus parvifolia 'UPMTF'	4" cal	Single Trunk	see plan			

SHRUBS AND GROUNDCOVER

Г				Γ		
84	ВМ	Japanese Boxwood	Buxus microphylla japonica	3 Gal.	Full pot, well shaped	3' o.c.
251 SF	ЕН	Horsetail Reed	Equisetum hyemale	1 Gal.	Cont	12" o.c.
160 SF	FP	Creeping Fig	Ficus pumila	1 Gal.	Cont	18" o.c.
34	IC	Dwarf Soft Touch Holly	llex crenata 'Soft Touch'	3 Gal.	Compact, Round	3.5' o.c.
48	IG	Inkberry	llex glabra 'Compacta'	3 Gal.	Round	4' o.c.
5	IN	Nellie R. Stevens Holly	llex x 'Nellie R. Stevens'	30 gal	Upright	10' o.c.
8	JC	Hollywood Juniper	Juniperus chinensis 'Torulosa'	15 gal	Upright	6' o.c.
31	LC	Purple Diamond Loropetalum	LOROPETALUM chinense var. rubrum 'Shang-hi'	3 Gal.		4' o.c.
84 SF	LM	Liriope	Liriope muscari	4" pot		12" o.c.
247 SF	LN	Creeping Jenny	Lysimachia nummularia 'Aurea'	4" pot	Yellow Flower	12" o.c.
1644 SF	PA	Dward Fountain Grass	Pennisetum alopecuroides 'Hameln'	1 Gal.	Cont	24" o.c.

LANDSCAPE SCHEDULE



1389 Peachtree Street NE, Suite 200 Atlanta, Georgia 30309 phone: 404.873.6730 fax: 404.874.6471 www.tsw-design.com

DEVELOPMENT DESIGN

REVISION REFERENCE

GSWCC CERT ###### PLANT SCHEDULE

CHECKED BY AW ISSUE DATE 1"=10'-0" | ####### PROJECT NUMBER 16046



DESIGN DEVELOPMENT

NO. REVISION REFERENCE

GSWCC CERT ######

CONCEPTUAL LIGHTING LAYOUT

CHECKED BY ISSUE DATE PROJECT NUMBER

16046